



Charming pretty historic lodge with great potential

Branford Lodge, Brickhouse Lane, Lingfield, Surrey RH7 6HY



Nicely positioned, centrally on its plot • Lovely outlook over the surrounding countryside • Potential for an additional 0.88 acres • There is no onward chain • Ample parking for many cars

Local information

Branford lodge is a pretty characterful single storey lodge house in a lovely rural setting. The house currently provides about 744 sq. ft. of accommodation and has excellent potential to extend, subject to planning permission. The current layout and accommodation are shown in the following floor plan.

The house is very well positioned centrally on its generous plot and benefits from a lovely outlook over the surrounding countryside.

The flexible accommodation currently consists of a kitchen, sitting room, bathroom and two bedrooms.

A key feature of Branford Lodge is the gardens, mainly laid to lawn with a good degree of privacy and ample off-street parking.

There is also a useful outbuilding currently used as a utility room.

A further 0.88 paddock to the rear of the property is also available subject to separate negotiations.

Please note the property has private drainage.

About this property

Newchapel is just about 3.1 miles from the popular Surrey village of Lingfield. Branford Lodge is located in a charming location and is close to the British Wildlife Centre. Lingfield town has a variety of everyday shops and

public houses, whilst the larger town of Oxted has more comprehensive shopping and banking facilities along with a Leisure Centre and cinema.

The area is renowned for equestrian facilities with the famous Lingfield racecourse, the Edenbridge and Oxted Showground along with many private liverys. The house is just off Eastbourne Road offering good communication links to Gatwick Airport and the national motorway network via the M25 at Junction 6, about 7.1 miles away as well as rail links to London via Lingfield station with the fast trains to London taking approximately 43 minutes.

There is a good range of schools for all ages, including Lingfield nursery school, Lingfield College, Hazelwood prep school in Oxted, Lingfield Primary School and St Peter's Primary School, Tandridge, Caterham School and Oxted County School. Besides the walking and outdoor opportunities afforded by its location, recreational facilities in the area include, golf at Godstone, Tandridge and Lingfield Park together with a variety of tennis, rugby and hockey clubs, riding and various health clubs. All times and distances are approximate.

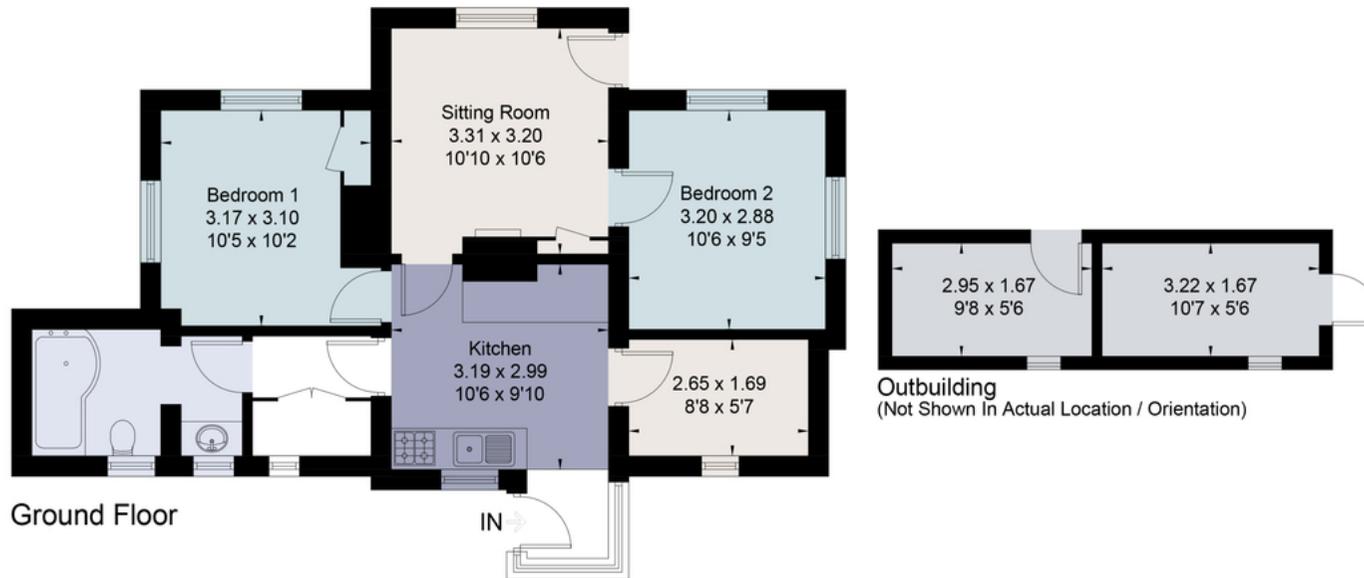
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





Approximate Area = 58.7 sq m / 632 sq ft
Outbuilding = 10.4 sq m / 112 sq ft
Total = 69.1 sq m / 744 sq ft
For identification only. Not to scale.
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Outbuilding
(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		9
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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